\$830,000 - 417 35 Avenue Nw, Calgary

MLS® #A2220465

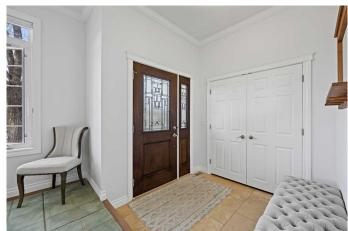
\$830,000

4 Bedroom, 4.00 Bathroom, 1,890 sqft Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Perfectly positioned on a quiet, tree-lined street in Highland Park, this chic and updated residence blends thoughtful design, high-end finishes, and everyday functionality. Not your typical infill, this home offers an elevated lifestyle just minutes from downtown, top-rated schools, and major thoroughfares, ideal for professionals and families alike. Inside, 2829 sq ft of finished living space awaits. The bright and airy open-concept layout is flooded with natural light and complemented by air conditioning, newly installed hardwood floors, and an inviting floorplan that flows effortlessly. At the heart of the home is a show-stopping chef's kitchen, complete with granite countertops, an oversized island, sleek KitchenAid appliances including a gas cooktop and built-in convection oven, painted maple cabinetry, and a walk-in pantry. The adjacent living room is anchored by a striking floor-to-ceiling masonry fireplace, coffered ceilings, and a wall of south-facing windows that overlook the beautifully landscaped backyard. Step outside to the expansive south-facing deck - private, sun-soaked, and built for outdoor living. Upstairs, the primary retreat is a serene sanctuary, featuring a skylight, 5-piece ensuite with heated floors, a soaker tub, and a multi-head glass shower. Two additional spacious bedrooms and a well-appointed laundry room with built-ins complete the upper level. The professionally developed lower level is perfect for relaxing or entertaining, boasting in-floor heat, a custom







wet bar, a generous fourth bedroom, den, a 4-piece bath, and a flexible media room or studio space. This home was built to a higher standard than today's homes with the exposed aggregate walkway, solid concrete steps leading to the doorway, coffered ceilings in the living room, insulated and painted garage, and stucco – tough to get this quality for a good price these days. This property offers the best of both worlds: a mature, established community paired with contemporary style and superior craftsmanship.

Built in 2012

Essential Information

MLS® # A2220465 Price \$830,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,890 Acres 0.07 Year Built 2012

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 417 35 Avenue Nw

Subdivision Highland Park

City Calgary
County Calgary
Province Alberta
Postal Code T2K 0C2

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Granite Counters, Kitchen Island, Storage, Tray Ceiling(s), Wet Bar

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop,

Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot

Roof Asphalt

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 15th, 2025

Days on Market 2

Zoning R-CG

Listing Details

Listing Office Sotheby's International Realty Canada

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